



County of Fairfax, Virginia

MEMORANDUM

DATE: 1/24/2020

NON-EXEMPT

TO: Distribution List

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Department of Planning and Development

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. RZ/FDP 2020-BR-001 (Christopher Land, LLC)

Case Information

Staff Coordinator: **Sunny Yang**
Pre-Staffing: **2/24/2020** Staffing: **4/16/2020**
Tentative PC: **9/17/2020** Tentative BOS: **TBD**

NOTE: This case is **NON-EXEMPT**.

Memo Includes Full-Size Development Plans for Noted (①) Addressees: Yes ☐ No ☐

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(2/19/2020)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

- ③ DPD Planning Division
Chief, Env. & Dev. Review Br.
Attn: Denise James
- ③ DPWES Site and Addressing
Attn: Lori Ramsey
- ① DPWES Sanitary-Sewer
Attn: Sharad Regmi
- ① VDOT
Attn: David Jordan
- ① Fire Prevention Div.
Plans Review Section
Attn: Mike Paruti
- ① Fairfax County Public Schools
Facilities & Transportation Svcs
Facilities Planning Svcs
Attn: Jessica Gillis
- ① Dept. of Transportation
Transportation Planning
Chief, Site Analyst Section
Attn: Jeff Hermann
- ① Dept. of Housing & Comm. Dev.
Housing Development Div.
Housing Development Officer
Attn: Abdirazak Hamud
- ① Fairfax County Park Authority
Planning & Development Div.
Plan Review Coordinator
Attn: Lynne Johnson 4th fl.
- ① Northern Va Soil and Water
Conservation District
Attn: Willie Woode
- ① Planning Commission
Board of Supervisors
Braddock District
- ① DPD-Community Revitalization
Attn: Elizabeth Hagg
CRD/CRA only
- ① DPD-Urban Centers Section
Attn: Chris Caperton
Reston or Tysons only
- ① Fairfax County Water Authority
Planning & Engineering Div.
Manager, Planning Dept.
Attn: Greg Prelewicz
Attn: Ross Stilling
- Dept. of Tax Administration
Real Estate Division Director
Attn: Thomas Reed
- Dept. of Health
Div. of Environmental Health

Technical Review and
Information Resources
Attn: Kevin Wastler

Fairfax County Public Schools
Facilities & Transportation Svcs
Office of Design & Construction
Services
Attn: Eric Brunner

Fire & Rescue Dept.
Information & Technology
Attn: Eric Fisher

DPWES Site and Dev Svcs
Chief, Urban Forestry Branch
Attn: Craig Herwig

Information Addressees

- ① Economic Dev. Authority
Director, Real Estate Services
Attn: Curtis Hoffman
- ① Planning Commission
Executive Director
Attn: Jill Cooper

Clerk to Board of Supervisors
Attn: Cathy Chianese

DPD-ZED Division Director
Attn: Tracy Strunk, AICP

DPD-ZED Asst. Director
Attn: William Mayland

DPD-ZED
Attn: Branch Chiefs

DPD-ZED
Conformance Review &
Acceptance Branch
Attn: Suzanne Wright

DPD-ZED
Admin. Asst., Legal Notices
Attn: Rachael Pendergraph

DPD Chief Zoning Inspector
Attn: Mavis Stanfield

Dept. of Information Technology
Technology Infrastructure Div.
Attn: Steve Brundage

Dept. of Family Services
Adult Aging Services
AAA, B-3-708
Attn: Jacque Woodruff

Southeast Fairfax Dev. Corp.
Attn: Tony Fontana
MV or LEE only



PLANNING & DEVELOPMENT

Department of Planning and Development
Zoning Evaluation Division

12055 Government Center Parkway, Suite 801
Fairfax, Virginia, 22035-5509

Phone: 703 324-1290 / Fax: 703 324-3924

www.fairfaxcounty.gov/planning-development/



COUNTY OF FAIRFAX
Department of Planning and Development
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290 TTY 711
<https://www.fairfaxcounty.gov/planning-development/zoning/application-packages>

APPLICATION #: RZ/FDP 2020-BR-001
 (Staff will assign)

ZONING APPLICATION

RECEIVED
 Dept of Planning & Development

NOV 22 2019

APPLICATION TYPE(S):	RZ	<input checked="" type="checkbox"/> PCA	<input type="checkbox"/> FDP	<input checked="" type="checkbox"/> CDPA	<input type="checkbox"/> FDPA	<input type="checkbox"/> DPA	<input type="checkbox"/> CP	<input type="checkbox"/>
	CPA	PRC	PRCA	CSP	CSPA	AA	AF	AR

Zoning Evaluation Division

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

☒ (We), Christopher Land, LLC the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the R-1 District to the PDH-3 District.

☐ (PCA) This application proposes to amend the proffers approved pursuant to _____ (case) in order to permit _____

Is this a partial PCA? N (Y/N) If Yes, please identify affected acreage: _____

TAX MAP PARCEL(S):

69-1 ((1)) Parcels 31A (1.27 acres in Phase 2) and 31B

TOTAL ACREAGE: 4.43 **CURRENT ZONING DISTRICT:** R-1

LEGAL DESCRIPTION: Deed Book: 101299/05830 Page No.: 0424/1359

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

9817, 9733 Braddock Road, Fairfax, Virginia 22032

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Terminus of Caprino Court and Banting Drive - 200 feet West of Rt 620 and Rt 4810

EXISTING USE:	Single Family Detached	PROPOSED USE:	Single Family Detached
MAGISTERIAL DISTRICT:	<u>Braddock</u>	OVERLAY DISTRICT(S):	<u>None</u>

Waiver/Modification of Submission Requirements Requested: ☐

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name:			Agent Name:		
<u>E. John Regan, Jr.</u>					
Address: <u>10461 White Granite Drive</u>			Address:		
Street: <u>Suite 103</u>			Street:		
City: <u>Oakton</u>	State: <u>VA</u>	Zip: <u>22124</u>	City:	State:	Zip:
Phone Number:			Phone Number:		
(W): <u>703-352-5950</u>		(C):	(W):		(C):
E-mail:			E-mail:		
<u>johnr@christophercompanies.com</u>					

NR
1/17/20

Signature: [Signature] entitled to the name

Date: 11/12/2019

DO NOT WRITE IN THIS SPACE

Rauf

RZ/FDP 2019-0315/0316

Date Application Accepted: January 17, 2020

Application Fee Paid: \$ 34,005.00

JAN 08 2020

NARRATIVE STATEMENT OF JUSTIFICATION

Zoning Evaluation Division

Pursuant to Section 1/-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), Christopher Land, LLC (the "Applicant"), hereby requests approval of a rezoning application from the R-1 to the PDH-3 District as further described below.

The Application is for the rezoning of approximately 4.43 acres in the Braddock Magisterial District, which is identified among the Fairfax County tax map records as 69-1 ((1)) parcels 31A and 31B (the "Subject Property"). The Applicant will be acquiring all of parcel 31B. Parcel 31A is an approximate 1.27 acre parcel improved with a single family home built in 1955 that will be retained by the current owner and will be a Phase 2 of development. The Subject Property is located at the terminus of Caprino Court and Banting Drive, approximately 200' west of the intersection of Braddock Road (Rt. 620 and DeQuincey Drive (Rt. 4810)). The area on the north of the Subject Property is the Kenilworth community, a nine unit single family home community built in 2017. The community is zoned PDH-3 and developed at a density of 2.5 dwelling units per acre. The area to the south of the Subject Property is the Penns Crossing community, a ten unit single family home community built in 2016. The community is zoned PDH-3 and developed at a density of 2.35 dwelling units per acre. The area to the east is open space of the Briarwood homeowner association, a community of single family homes zoned R-3 and developed at a density of 2.4 dwelling units per acre. The area to the west is a proposed 78.87 acre site zoned PCC (Planned Continuing Care) and planned for a continuing care facility at a .60 FAR with over 1,200 dwelling units. The surrounding area includes properties zoned and developed to the R-3 and PDH-3 Districts and the proposed PCC facility. The Applicant proposes a rezoning for residential development that will be compatible with the surrounding area.

The Subject Property is located in the Pohick Planning District of the Area III Comprehensive Plan (the "Plan"); specifically, within the P2 Main Branch Planning Sector. Land Use recommendation 11 within the Sector Plan recommends infill single-family detached dwellings at a density of 2-3 dwelling units per acre. Consistent with that recommendation, the Comprehensive Plan Map also recommends residential development at a density of 2-3 dwelling per acre. The Applicant is proposing a rezoning of the Subject Property from the R-1 to the PDH-3 District in accordance with the Plan recommendation.

The Applicant proposes a residential community in harmony with the Plan recommendation of two to three dwelling units per acre and compatible with the surrounding area. The Applicant has prepared and submitted a conceptual/final development plan (CDP/FDP) that illustrates twelve single-family detached dwelling units at a density of 2.71 dwelling units per acre. The proposed residential subdivision

NON-EXEMPT

results in 20% open space on the Subject Property. The proposed residential community will allow for the completion of the infill development.

The Applicant's proposed residential layout is compatible in density and scale with the surrounding development. Surrounding properties are developed with similar use, type, and intensity to the Applicant's proposal. In addition, the Applicant meets the Plan's residential development criteria as follows:

A. Site Design

i. Consolidation

The proposed development consolidates two parcels to create a development pattern that is consistent with the surrounding residential subdivisions.

ii. Layout

The proposed layout integrates the elements of open space, landscaping, and a functional quality design in a manner that conforms to the Plan recommendations and the surrounding neighborhood. All lots have direct frontage on the street and relate side yard to side yard with each other.

iii. Open Space

The proposed development includes open space that is well integrated into the proposed layout and the surrounding properties. These outlots are easily accessible to the future residents and may include both active and passive recreational amenities. These include sidewalks throughout the project that connect to the existing sidewalks in the neighboring communities. The open space is designed to complement and enhance the exiting adjacent open space parcels and reduce conflict with existing homes. The proposed house locations will allow the majority of the homes to back to open space.

It should be noted that the usable open space provided under the PDH-3 zoning would not be possible under conventional R-3 zoning. As discussed, much of the open space in this proposal is located in outlots that are accessible and usable by the residents. The larger lots required by the R-3 district would move most of this open space into private backyards, which provides less community benefit.

iv. Landscaping

Landscaping will be provided on individual lots, as well as within the outlots. Landscape details have been provided on the CDP/FDP to illustrate the quality and quantity of the proposed vegetation.

v. Amenities

The proposed development incorporates recreational amenities throughout the site. Sidewalks are provided throughout that connect to the existing sidewalks in the neighboring communities. The Applicant will provide recreational facilities to serve the property that may include, but are not limited to, trails, on and/or off site sitting areas, or similar facility and similar features that fulfill the Zoning Ordinance requirements.

B. Neighborhood Context

The Applicant proposes a residential development that will allow for further completion of established residential development patterns. The proposed new attached residential units will be developed at a density consistent with the Plan recommendations. Illustrative elevations are included on the CDP/FDP. The proposed homes will utilize high quality materials and design. Further, the bulk and massing of the proposed homes are in harmony with the recent construction in the surrounding neighborhood.

C. Environment

The Applicant's proposed residential development results in four separate areas of open space disbursed throughout the community representing 20% open space on the subject Property. The Applicant is proposing to construct a underground SWM / BMP facility. Issues such as potential noise impacts, lighting, and the use of energy conservation materials shall be addressed in proffers submitted during the processing of the rezoning application.

D. Tree Preservation and Tree Cover Requirements

The Applicant will submit proffers during the processing of the rezoning application to ensure appropriate tree preservation measures that will increase survivability. The remainder of the proposed development's tree cover requirements will be satisfied by plantings, as depicted on the CDP/FDP.

E. Transportation

The Applicant proposes safe and adequate access to the adjacent road network by providing a linkage between the existing Caprino Court and Banting Drive as provided for in the proffers associated with the adjoining Keniworth (RZ 2014-BR-019) and Penns Crossing (RZ 2013-BR-003) rezoning applications. The Applicant proposes to vacate the existing 15' outlet road providing access from Braddock Road to parcel 31A and to restore the curb, gutter and asphalt trail along Braddock Road. Furthermore, if Fairfax County requests that the access to Braddock Road be eliminated, then the Applicant shall be responsible for the engineering, approval and installation of a bulb cul-de-sac as provided for in the proffers of RZ 2014-BR-019. The Applicant will provide sidewalks within the proposed development to tie into the existing sidewalks of the adjoining Penns Crossing and will provide a sidewalk connection to the existing sidewalk located on the

south side of Caprino Court. A minimum driveway length of eighteen feet is provided for each unit to insure adequate parking on site.

F. Public Facilities

The proposed residential community may be classified as infill development that will be served by existing adequate public facilities. The Applicant's proposal of twelve new single-family detached homes will not have a measurable impact on public facilities. The Applicant will address the issue of a contribution to public schools in accordance with formulas adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application.

G. Affordable Housing

The requirements of the Affordable Dwelling Unit Ordinance do not apply to the Applicant's proposal, as it is less than fifty residential dwelling units. The Applicant will address the issue of a contribution for affordable housing in accordance with policies adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application. The Applicant will propose a contribution to Habitat For Humanity or a similar organization in lieu of the contribution to the Fairfax County Housing Trust Fund.

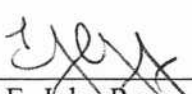
H. Heritage Resources

The Applicant is unaware of any heritage resources that may be located on the subject Property.

Conclusion

To the best of the Applicant's knowledge, no waivers are required for the proposed development. The proposed development complies with all applicable standards and regulations. There are no hazardous or toxic substances to be generated, utilized, stored, treated, and/or disposed of on site.

Christopher Land, LLC

 1/7/2020
By: E. John Regan, Jr. Date

Rezoning Application

RZ 2020-BR-001

Applicant: CHRISTOPHER LAND, LLC
Accepted: 01/17/2020
Proposed: RESIDENTIAL
Area: 4.43 AC; DISTRICT - BRADDOCK
Zoning Dist Sect:
Located: NORTH TERMINUS OF BANTING DRIVE AND WEST TERMINUS OF CAPRINO COURT APPROXIMATELY 400 FEET WEST OF BRADDOCK ROAD

Zoning: FROM R- 1 TO PDH- 3
Overlay Dist: NEX
Map Ref Num: 069-1- /01/ /0031A /01/ /0031B

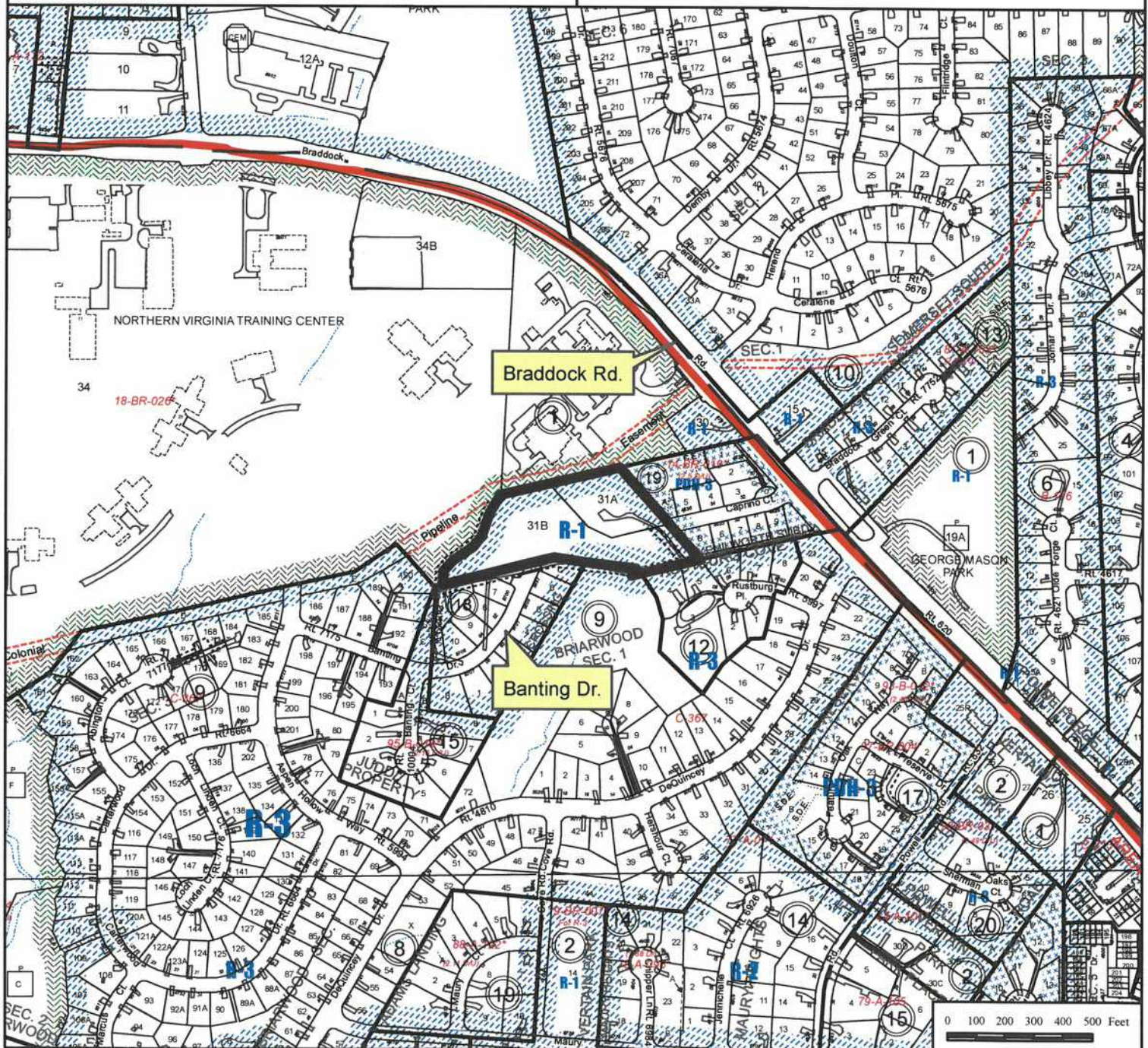
Final Development Plan

FDP 2020-BR-001

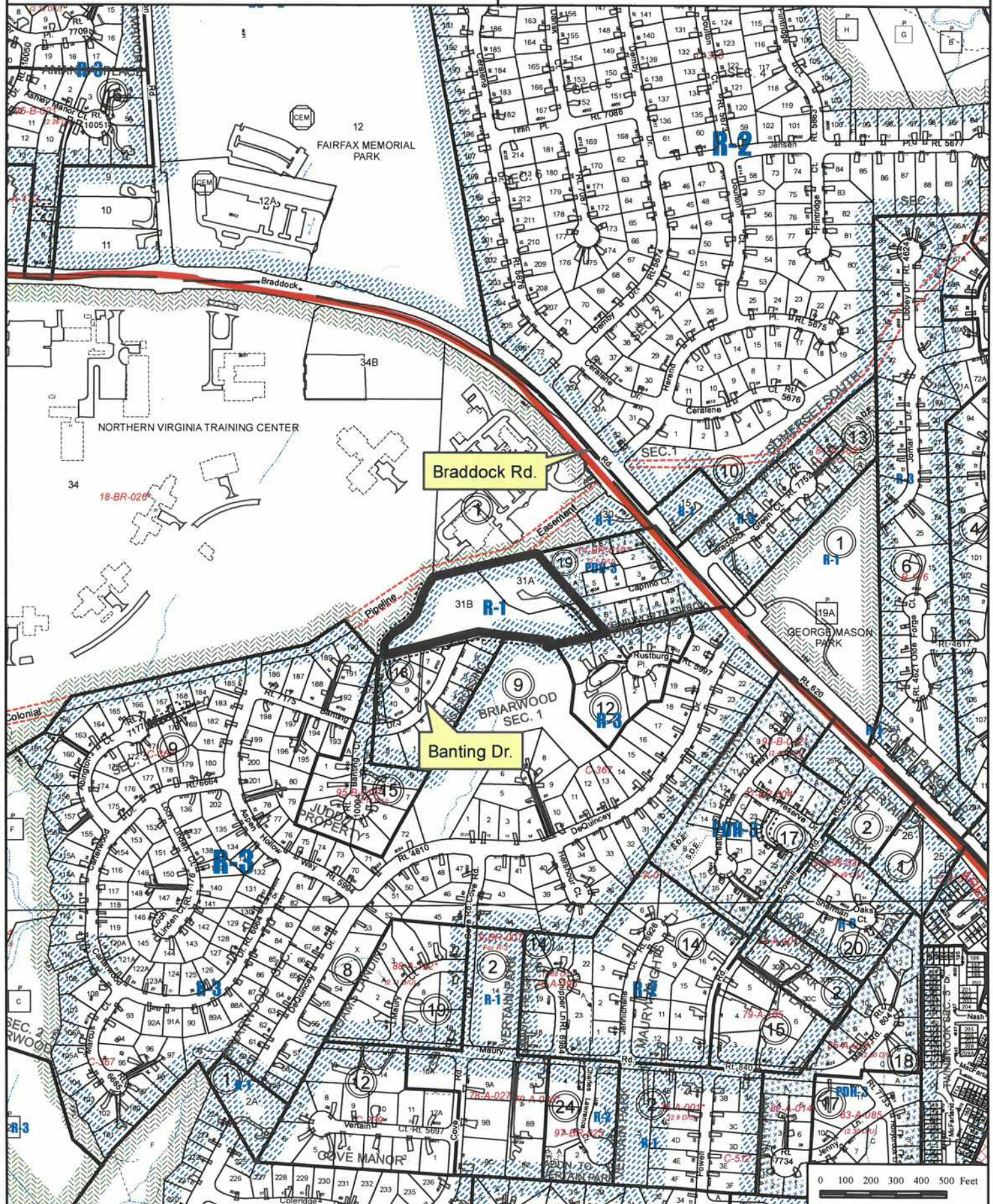
Applicant: CHRISTOPHER LAND, LLC
Accepted: 01/17/2020
Proposed: RESIDENTIAL
Area: 4.43 AC; DISTRICT - BRADDOCK
Zoning Dist Sect:
Located: NORTH TERMINUS OF BANTING DRIVE AND WEST TERMINUS OF CAPRINO COURT APPROXIMATELY 400 FEET WEST OF BRADDOCK ROAD

Zoning: PDH- 3
Overlay Dist: NEX
Map Ref Num: 069-1- /01/ /0031A /01/ /0031B

NON-EXEMPT



CHRISTOPHER LAND, LLC



KENILWORTH II

CONCEPTUAL DEVELOPMENT PLAN FINAL DEVELOPMENT PLAN CDP/FDP

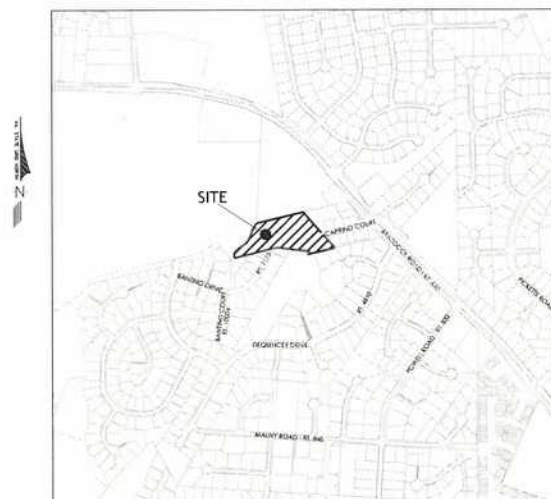
Braddock District
Fairfax County, Virginia

December 28, 2019

RECEIVED
Dept of Planning & Development

JAN 08 2020

Zoning Evaluation Division



VICINITY MAP
SCALE 1"=500'

SHEET INDEX

1. COVER SHEET
2. NOTES & DETAILS
- 3-4. ARCHITECTURAL ELEVATIONS
5. EXISTING CONDITIONS
6. EXISTING VEGETATION MAP
- 7-7A. CDP-FDP
8. LANDSCAPE PLAN
9. LANDSCAPE COMPUTATIONS
10. PRELIMINARY BMP ANALYSIS AND VRRM COMPUTATIONS
11. PRELIMINARY SWM ANALYSIS
12. ADEQUATE OUTFALL

APPLICANT:

CHRISTOPHER LAND LLC

10461 WHITE GRANITE DR # 103,
OAKTON, VIRGINIA 22124
(703) 552-5956



PLANNER & CIVIL ENGINEER:



Urban, LLC
1111 Lee Road-Fairfax
Arlington, Virginia 22201
Tel: 703.542.8800
www.urban-llc.com





CONCEPTUAL ARCHITECTURE

NOTE:

THESE IMAGES ARE CONCEPTUAL AND REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN AND MATERIAL PROPOSED. REFINEMENT AND REVISION MAY OCCUR WITH FINAL DEVELOPMENT AND ENGINEERING.



urban

7712 Little River Turnpike
Arlington, Virginia 22201
TEL: 703.444.4444 FAX: 703.444.4444
www.urban-va.com



Client
CHRISTOPHER LAND LLC
15481 White Granite Drive # 101
Corton, VA 22124
703.922.9999

Revision / Issue
No. Description Date
1. SUBMISSION 12/26/2019

Issue
Date Description

Project Name
KENILWORTH II
CDP/FOP

Braddock District
Fairfax County, Virginia

Drawn by: DS Checked by: DTM

Project No. 2P-2429

Date: DEC 26, 2019

Drawing Title
ARCHITECTURAL
ELEVATIONS

Scale:

Drawing Number:

3

Sheet 3 of 12



CONCEPTUAL ARCHITECTURE

NOTE:

THESE IMAGES ARE CONCEPTUAL AND REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN AND MATERIAL PROPOSED. RETIREMENT AND REVISION MAY OCCUR WITH FINAL DEVELOPMENT AND ENGINEERING.



urban

7712 Little River Turnpike
Arlington, Virginia 22205
TEL: 703.444.8800 FAX: 703.444.8801
www.urban-va.com



Client
CHRISTOPHER LAND LLC
1041 White Granite Circle # 102
Clifton, VA 22124
703-322-0066

Revision / Issue
No. Description Date
1. SUBMITTAL 10/08/2019

Issue#
Date Description

Project Name
KENILWORTH II

CDP/FOP

Braddock District
Fairfax County, Virginia

Drawn By: SS Checked By: DTM

Project No.: ZP-2429

Date: DEC 28, 2019

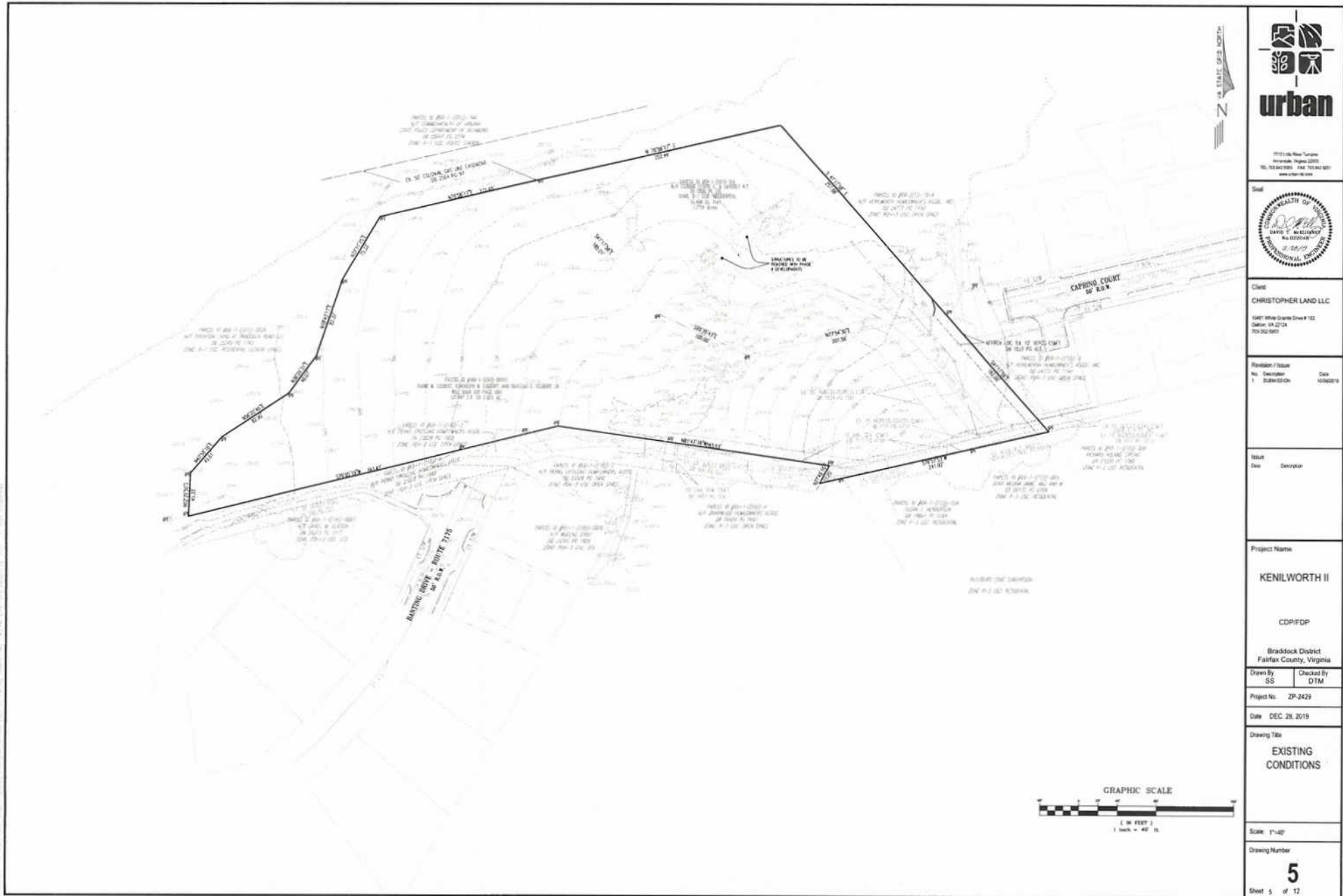
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**ARCHITECTURAL
ELEVATIONS**

Scale

Drawing Number

4
Sheet 4 of 12

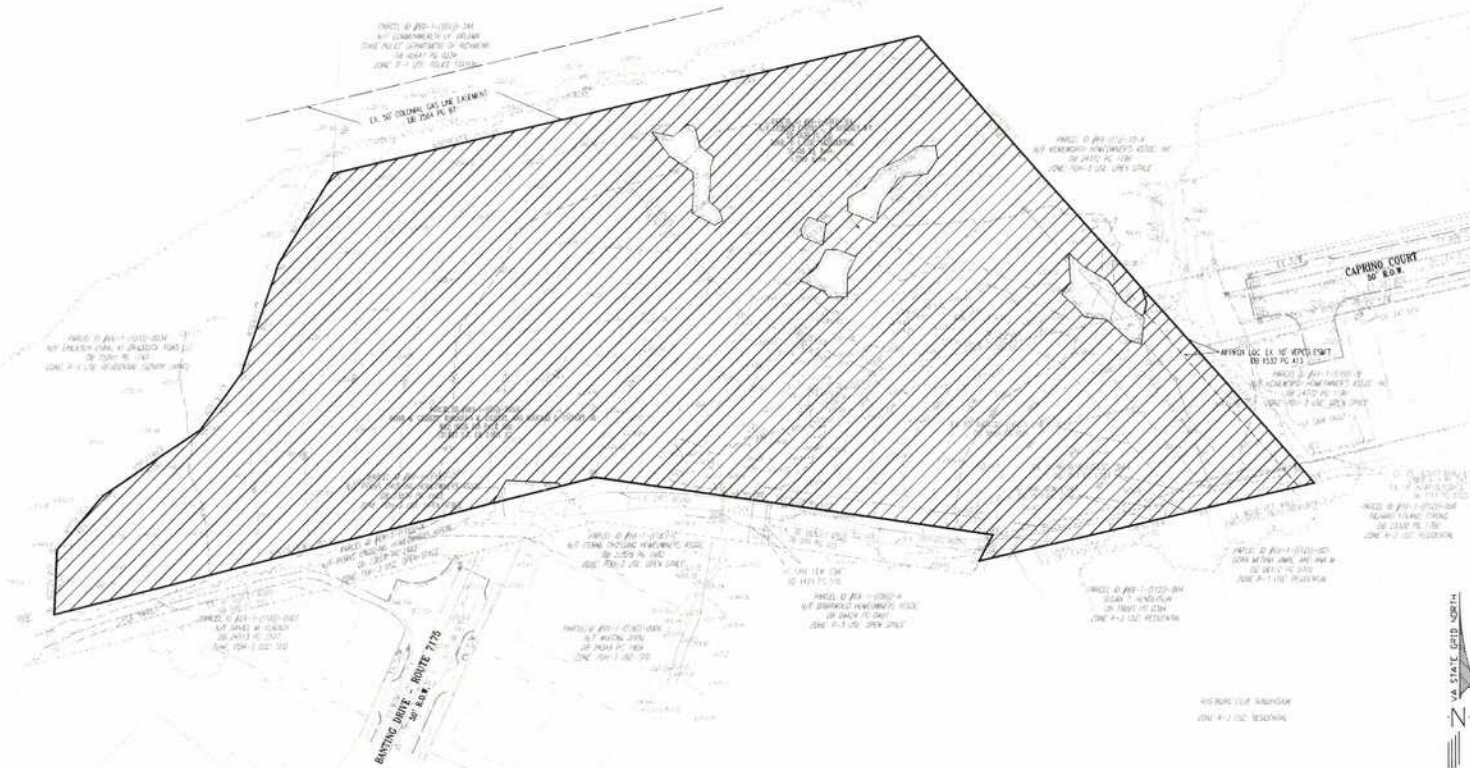
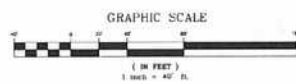
2019-2020 CALENDAR PROPERTY



EXISTING VEGETATION SUMMARY

Cover Type	Dominant Species	Successional Stage	Condition	Area	Comments
1 Subsided Forest	White Oak (Quercus alba), Red Maple (Acer rubrum), American Beech (Fagus grandifolia), Tulip Poplar (Liriodendron tulipifera)	Mature Forest/Canopy	Good	0.21 ac. (9,077 sq ft)	This cover type consists primarily of 17' to 20' DBH, white oaks and 12' to 15' DBH, red maples with some tulip poplar and 10' to 12' DBH, American beech and 10' to 12' DBH, tulip poplar. There are some dead snags present. There is moderate understory consisting primarily of regeneration of white oak. Groundcover is sparse and there is significant leaf litter. Adjacent to the existing house the understorey is actively maintained and includes several lawn mowing, Virginia Creeper, Forsythia, and Azalea.
2 Developed Land	N/A	N/A	N/A	0.12 ac. (5,377 sq ft)	This cover type consists of open land covered with sidewalk, roadways and roads in the pasture cover over the existing house and drive.
Total				0.43 ac. (18,924 sq ft)	

DBH = diameter at breast height (measured 4.5 ft. above the ground).
Note: Field data collected by Kevin J. Tankersley, ISA Certified Arborist, US&A Limited, on May 7, 2019.



1717 Little River Turnpike
Arlington, Virginia 22205
TEL: 703.842.8200 FAX: 703.842.8201
www.urbandesign.com



Client
CHRISTOPHER LAND LLC
15481 White Granite Drive # 102
Oakton, VA 22124
703.352.5000

Revision / Issue
No. Description Date
1 SUBMISSION 10/06/2019

Issue
Date Description

Project Name
KENILWORTH II

CDP/FDP
Braddock District
Fairfax County, Virginia

Drawn By
SS

Checked By
DTM

Project No.
ZP-2429

Date
DEC 28, 2019

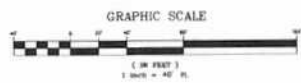
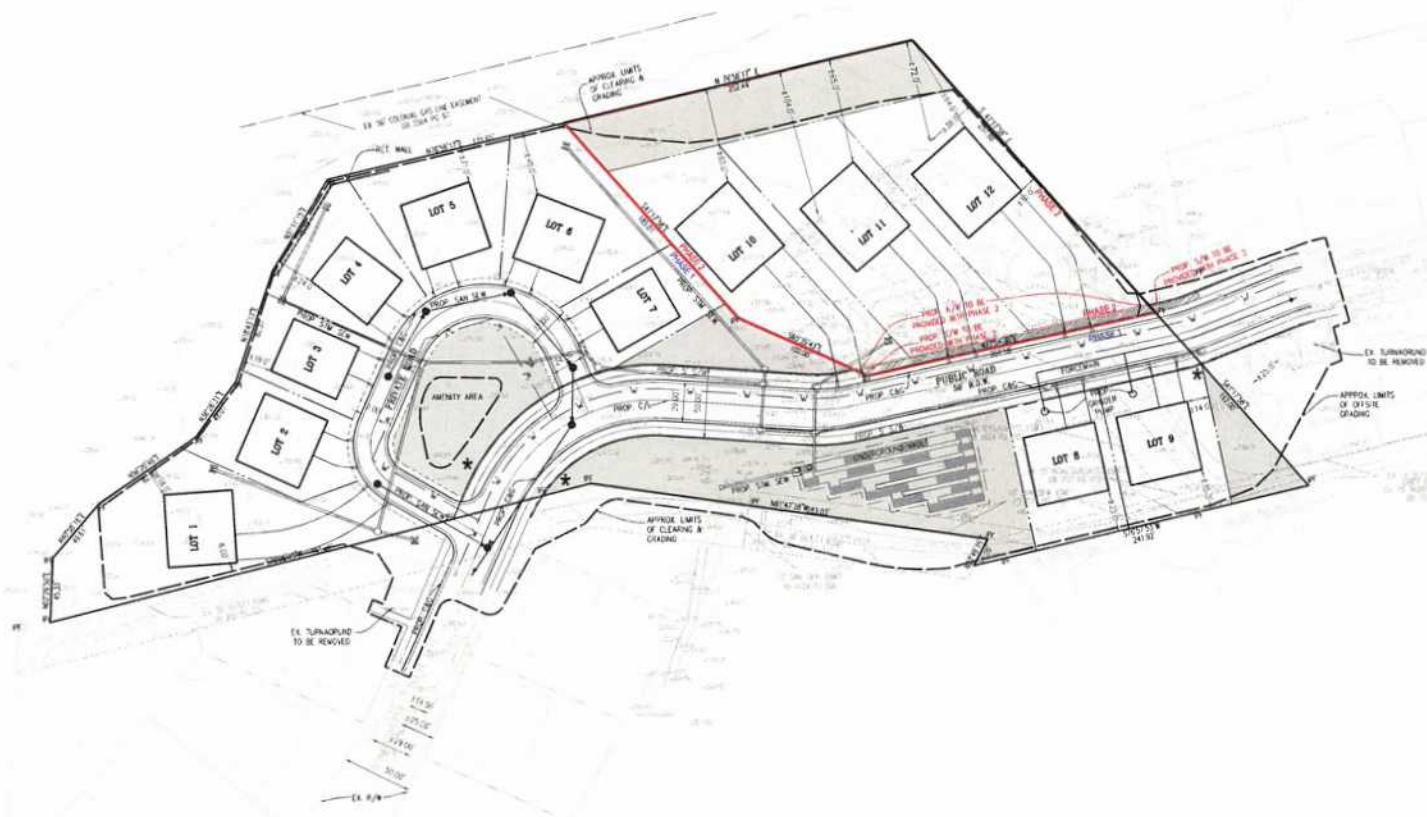
Drawing Title
**EXISTING
VEGETATION
MAP**

Scale: 1"=40'

Drawing Number
6



Sheet 6 of 12

This Plan Prepared or Approved by:
Kevin J. Tankersley, ISA Certified Arborist
MA-5871A
Kevin J. Tankersley



NOTES:

1. THE LOCATION OF PROPOSED UTILITY LINES, SIDEWALKS, TRAILS, RETAINING WALLS AND SWIMMING FACILITIES IS CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.

-  - DENOTES OPEN SPACE FOR RESIDENTIAL DEVELOPMENT
-  - DENOTES POSSIBLE LIGHTED ENTRANCE FEATURE (SIZE TO BE DETERMINED)



urban

171116 New Tanager
Arlington, Virginia 22203
TEL: 703.600.0001 FAX: 703.600.0002
www.urban-va.com

Seal



Client

CHRISTOPHER LAND LLC

15461 White Granite Drive # 103
Stafford, VA 22124
703.362.5000

Revision / Issue

No.	Description	Date
1	SUBMISSION	10/06/2019

Issue

Date	Description

Project Name

KENILWORTH II

CDP-FDP

Broadrock District
Fairfax County, Virginia

Drawn By: SS Checked By: OTM

Project No: ZP-2429

Date: DEC 28, 2019

Drawing Title

**CDP-FDP
PHASE 1 & 2**

Scale: 1"=40'

Drawing Number

7

Sheet 7 of 12



urban

1110 Little River Turnpike
Baltimore, Virginia 22003
TEL: 703.843.8300 FAX: 703.843.8301
www.urban-va.com



Client
CHRISTOPHER LAND LLC

15481 West Cypress Drive # 102
Gainesville, VA 22601
703-252-5500

Revision / Issue
No. Description Date
1 SUBMITTAL 10/06/2019

Sheet
Date Description

Project Name

KENILWORTH II

CDP/FDP

Braddock District
Fairfax County, Virginia

Drawn By: SS Checked By: DTM

Project No.: ZP-2429

Date: DEC. 28, 2019

Drawing Title

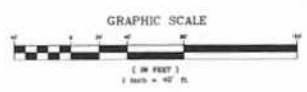
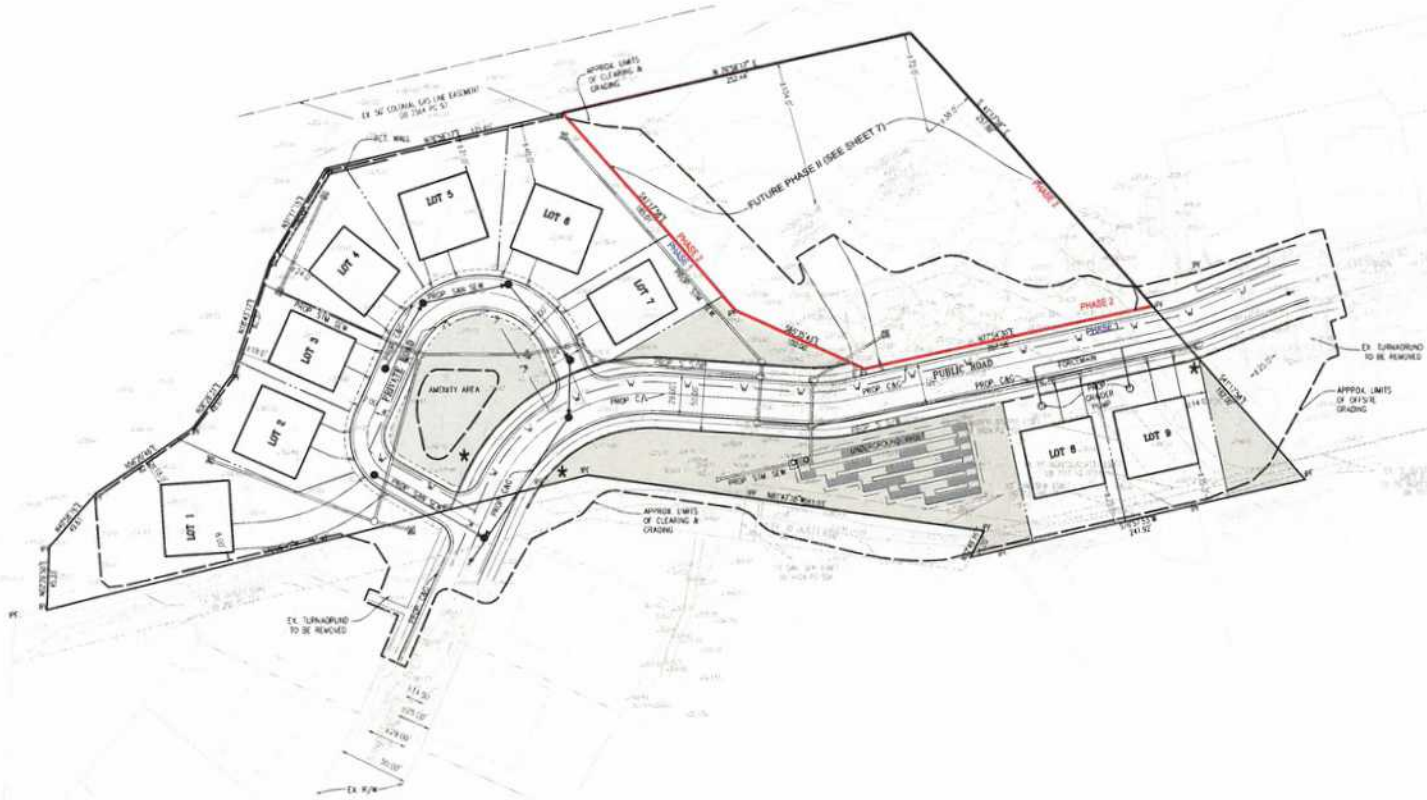
CDP-FDP PHASE 1

Scale: 1"=40'

Drawing Number

7A

Sheet 7A of 12



NOTES:

1. THE LOCATION OF PROPOSED UTILITY LINES, SIDEWALKS, TRAILS, RETAINING WALLS AND SHEDDING FACILITIES IS CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.

- DENOTES OPEN SPACE FOR RESIDENTIAL DEVELOPMENT
- DENOTES POSSIBLE LIGHTED ENTRANCE FEATURE (SIZE TO BE DETERMINED)

LEGEND:

- APPROXIMATE TREE SAVE AREA
- APPROXIMATE LIMITS OF CLEARING
- BUFFER DELINEATION
- CAT. IV DECIDUOUS TREE
- CAT. III DECIDUOUS TREE
- CAT. IV EVERGREEN TREE
- CAT. II EVERGREEN TREE



This Plan Prepared or Approved by:
Kevin J. Tankersley, ISA Certified Arborist
 # MA-5871A

GRAPHIC SCALE



urban

7701 Little River Turnpike
 Alexandria, Virginia 22305
 TEL: 703.840.5995 FAX: 703.840.5271
 www.urbanva.com



Client
CHRISTOPHER LAND LLC
 15401 White Granite Drive # 102
 Fairfax, VA 22034
 703-332-0916

Revision / Issue
 No. Description Date
 1. Submittal 12/28/19 10/06/2019

Issue
 Date Description

Project Name
KENILWORTH II
 CDP/FDP
 Braddock District
 Fairfax County, Virginia

Drawn By: SS Checked By: DTM

Project No. ZP-2429

Date DEC 28, 2019

Drawing Title
LANDSCAPE PLAN

Scale: 1"=40'
 Drawing Number
8
 Sheet 6 of 12

PLANT SCHEDULE							
Symbol	Botanical Name	Common Name	Size	Type	Remarks	10 yr. Canopy Credit	Multplier
	Cat. IV Deciduous Trees						
	Acer rubrum	Red Maple	12" Cal.	6 x 8 B	Uniform branching pattern	250	Native 1.50
	Carya glabra	Pignut Hickory	12" Cal.	6 x 8 B	Uniform branching pattern	250	Native 1.50
	Fraxinus americana	American Beech	12" Cal.	6 x 8 B	Uniform branching pattern	250	Native 1.50
	Liriodendron tulipifera	Tulip Poplar	12" Cal.	6 x 8 B	Uniform branching pattern	250	Native 1.50
	Platanus occidentalis	Sycamore	12" Cal.	6 x 8 B	Uniform branching pattern	250	Native 1.50
	Quercus alba	White Oak	12" Cal.	6 x 8 B	Uniform branching pattern	250	Wide Benefits 1.50
	Quercus coccinea	Scarlet oak	12" Cal.	6 x 8 B	Uniform branching pattern	250	Native 1.50
	Quercus phellos	Willow Oak	12" Cal.	6 x 8 B	Uniform branching pattern	250	Wide Benefits 1.50
	Tilia americana	American Linden	12" Cal.	6 x 8 B	Uniform branching pattern	250	Native 1.50
	Cat. B Broadleaf Evergreen Trees						
	Betula nigra	River Birch	12" Cal.	6 x 8 B	Uniform branching pattern	175	Wide Benefits 1.50
	Celtis occidentalis	Hickory	12" Cal.	6 x 8 B	Uniform branching pattern	175	Native 1.50
	Diospyros virginiana	Persimmon Tree	12" Cal.	6 x 8 B	Uniform branching pattern	175	Native 1.50
	Magnolia macrophylla	Bigleaf magnolia	12" Cal.	6 x 8 B	Uniform branching pattern	175	Native 1.50
	Prunella virginica	Black Gum	12" Cal.	6 x 8 B	Uniform branching pattern	175	Wide Benefits 1.50
	Thuja occidentalis	Black Widow	12" Cal.	6 x 8 B	Uniform branching pattern	175	Native 1.50
	Cat. IV Coniferous Trees						
	Magnolia grandiflora	Southern Magnolia	10" H.	6 x 8 B	Uniform branching pattern	250	Native 1.50
	Pinus virginiana	Virginia Pine	10" H.	6 x 8 B	Uniform branching pattern	250	Wide Benefits 1.50
	Pinus taeda	Loblolly Pine	10" H.	6 x 8 B	Uniform branching pattern	250	Wide Benefits 1.50
	Cat. B Evergreen Trees						
	Abies concolor	White fir	8" H.	6 x 8 B	Uniform branching pattern	125	Native 1.50
	Thuja occidentalis	American Holly	8" H.	6 x 8 B	Uniform branching pattern	125	Wide Benefits 1.50
	Larix laricina	Canadian Red Cedar	8" H.	6 x 8 B	Uniform branching pattern	125	Wide Benefits 1.50
	Pinus strobus	White Spruce	8" H.	6 x 8 B	Uniform branching pattern	125	Native 1.50
	Pinus pungens	Colorado Blue Spruce	8" H.	6 x 8 B	Uniform branching pattern	125	Native 1.50

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS

Adjacent Use (Group)	Required Transitional Screening / Barrier	Width (ft.)	Length (ft.)	Area (sq. ft.)	Required 10-Year Canopy Cover (75%)	Required Trees and Shrubs	Provided Trees and Shrubs	Total Canopy
West: Buffer A-B Single Family Detached to Assisted Living Facility (Group 1)	None Required							
North: Buffer B-C Single Family Detached to State Police Facility (Group 12)	None Required							
East: Buffer C-D Single Family Detached to Single Family Detached (Group 1)	None Required							
Southeast: Buffer D-E Single Family Detached to Single Family Detached (Group 1)	None Required							
South: Buffer E-F Single Family Detached to Single Family Detached (Group 1)	None Required							
Southeast: Buffer F-A Single Family Detached to Single Family Detached (Group 1)	None Required							

TREE PRESERVATION CALCULATIONS

Tree Preservation Area	Cover Type	S.F.	Credit Factor	Total
Tree Preservation Area 1	Bottomland Forest	8,381	1.00	8,381
Tree Preservation Area 2	Bottomland Forest	12,445	1.00	12,445
Tree Preservation Area 3	Bottomland Forest	13,418	1.00	13,418
Tree Preservation Area 4	Bottomland Forest	666	1.00	666
Total Tree Preservation Provided (sq. ft.)				34,910

Table 12.11 Interior Parking Lot Landscaping Calculations
Note: There are no parking lots with over 20 spaces, therefore no interior or peripheral parking lot calculations are required.

Table 12.3 Tree Preservation Target Calculations and Statement

Step	Target	Reference
A. Tree Preservation Target Calculations and Statement		
A	Predevelopment area of existing tree canopy (not existing vegetation map) =	167,791
B	Percentage of gross site area covered by existing tree canopy =	87%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	25%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	87%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	30.5%
F	Has the Tree Preservation Target minimum been met?	No
G	If No for line F, then a request to deviate from the Tree Preservation Target must be provided on the plan that states one or more of the justifications listed in § 12-0508.2 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	SEE NOTE #3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4.	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.16.	

Table 12.10 10-Year Tree Canopy Calculation Worksheet

Step	Target	Reference
A. Tree Preservation Target and Statement		
A.1	Place the Tree Preservation Target calculations and statement from preceding the 10-year tree canopy.	see § 12-0508.2 for list of required elements and worksheet.
B. Tree Canopy Requirement		
B.1	Identify gross site area =	193,103
B.2	Subtract area dedicated to parks, road, bridge and water =	12,031
B.3	Subtract area of exemptions =	181,072
B.4	Adjusted gross site area (B1 - B2) =	181,072
B.5	Identify tree stock, zoning and/or use =	PDH - 3
B.6	Percentage of 10-year tree canopy required =	25.0%
B.7	Area of 10-year Tree Canopy Required (B4 x B6) =	45,278
B.8	Modification of 10-year Tree Canopy Requirements requested?	No
B.9	If B8 is yes, then list plan sheet where modification request is located.	Sheet number
C. Tree Preservation		
C.1	Tree Preservation Target Area =	45,948
C.2	Total canopy area meeting standards of § 12-0508 =	0
C.3	C.2 x 1.25 =	0
C.4	Total canopy area provided by unique or valuable forest or woodland communities =	0
C.5	C.4 x 1.5 =	0
C.6	Total of canopy area provided by "Heritage," "National," "Scenic," or "Forest" trees =	0
C.7	C.6 x 1.5 to 3.0 =	0
C.8	Canopy area of three within resource Protection Area and 100-year floodplains =	0
C.9	C.8 x 1.2 =	0
C.10	Canopy Area not meeting credit minimum =	14,728
C.11	Total of C3, C5, C7, and C9 =	14,728
D. Tree Planting		
D.1	Area of canopy to be met through tree planting (B7 - C10) =	33,548
D.2	Area of canopy planted for air quality benefits =	0
D.3	D.2 x 1.5 =	0
D.4	Area of canopy planted for energy conservation =	0
D.5	D.4 x 1.5 =	0
D.6	Area of canopy planted for water quality benefits =	0
D.7	D.6 x 1.25 =	0
D.8	Area of canopy planted for wildlife benefits =	10,700
D.9	D.8 x 1.5 =	16,050
D.10	Area of canopy provided by native trees =	10,775
D.11	D.10 x 1.5 =	16,163
D.12	Area of canopy provided by improved cultivars and varieties =	0
D.13	D.12 x 1.25 =	0
D.14	Area of canopy provided through tree seedlings =	0
D.15	Area of canopy provided through native shrubs =	0
D.16	D.15 x 1.5 =	0
D.17	Percentage of D.14 represented by D.16 =	0.0%
D.18	Area of canopy to be planted with no benefit credit =	1,375
D.19	Total of canopy area provided through tree planting =	33,548
D.20	Is an offset planting relief requested?	No
D.21	Tree Bank or Tree Fund?	N/A
D.22	Canopy area requested to be provided through offset planting =	0
D.23	Amount to be deposited into the Tree Preservation and Planting Fund =	0
E. Total of 10-year Tree Canopy Provided		
E.1	Total of canopy area provided through tree preservation (C.11) =	14,728
E.2	Total of canopy area provided through tree planting (D.19) =	33,548
E.3	Total of canopy area provided through offset planting (D.22) =	0
E.4	Total of 10-year Tree Canopy Provided (E.1 + E.2 + E.3) =	48,276
Total of E1 through E3, area should meet or exceed area in B7		

1. BASED UPON FINAL ENGINEERING, THE LANDSCAPING PROPOSED WITH THE SUBDIVISION PLAN MAY VARY FROM THAT SHOWN ON THIS DEVELOPMENT PLAN AS TO QUANTITY, TYPE AND LOCATIONS. TREES MAY BE DELETED OR ADDED BASED ON FINAL TREE SELECTIONS AND THE APPLICATION OF ADDITIONAL TREE CANOPY CREDIT MULTIPLIERS AS PERMITTED BY PFM SECTION 12-0310.4.B, PROVIDED THE TOTAL CANOPY COVERAGE REQUIREMENT SHOWN ON THIS PLAN IS MET AND ALL OTHER APPLICABLE LANDSCAPE PROVISIONS OF THE ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL ARE MET.

2. PROPOSED PLANTINGS ARE MEANT TO CONVEY THE GENERAL CHARACTER AND QUALITY OF DESIGN, THE LOCATION, SPECIES, SIZES, AND QUANTITIES OF PROPOSED TREES ARE SUBJECT TO CHANGE AT FINAL ENGINEERING AS APPROVED BY UFWD.

3. A DEVIATION UNDER SECTIONS 12-0508.3A(1) AND 12-0508.3A(2) OF THE PUBLIC FACILITIES MANUAL, TO THE TREE PRESERVATION TARGET SHALL BE REQUESTED AT THE TIME OF THE SUBDIVISION PLAN. THE PRESERVATION OF THE TREES ON THE SITE WOULD PRECLUDE THE DEVELOPMENT OF THE SITE AS OUTLINED IN PFM 12-0508.3A(1), AND CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES TO THE EXTENT THAT THEY WOULD NOT SURVIVE.

4. INSTALLED SIZES OF TREES MAY VARY TO INCLUDE 2" AND 3" CALIPER PLANTS TO IMPROVE CHANCES OF SURVIVABILITY AND PROVIDE A VARIABLE CANOPY FOR FUTURE GROWTH.



Client
CHRISTOPHER LAND LLC
10401 Whitewater Drive # 100
Gaines, VA 22104
703-342-0990

Revision / Issue
No. Description Date
1 Submittal 10/26/2019

Project Name
KENILWORTH II

CDP/FDP

Braddock District
Fairfax County, Virginia

Drawn By SS Checked By DTM

Project No. ZP-2429

Date DEC. 28, 2019

Drawing Title
LANDSCAPE COMPUTATIONS

Scale: N/A

Drawing Number
9

Sheet 9 of 12

Scale: N/A
Drawing Number 9
Sheet 9 of 12

PRELIMINARY BMP NARRATIVE

THE PROPOSED DEVELOPMENT WILL USE EITHER ON-SITE MEASURES OR OFF-SITE NUTRIENT CREDITS TO SATISFY THE WATER QUALITY REQUIREMENTS. DURING FINAL ENGINEERING, THE APPLICANT WILL EVALUATE THE POSSIBILITY OF ON-SITE OPTIONS AND AT THEIR DISCRETION UTILIZE ON-SITE FACILITIES OR OFF-SITE NUTRIENT CREDITS TO SATISFY THE WATER QUALITY REQUIREMENTS.

THE VRRM SPREADSHEET ON THIS PAGE SHOWS THE PRELIMINARY REQUIREMENTS THAT WILL BE SATISFIED BY THE SELECTED MEASURE TYPE DURING FINAL ENGINEERING.

PER FAIRFAX COUNTY CODE, CHAPTER 12A-4-5 AND PURSUANT TO § 62.1-44-15.0, OPERATORS SHALL BE ALLOWED TO UTILIZE OFF-SITE WHEN LESS THAN FIVE ACRES OF LAND WILL BE DISTURBED AND THE POSTCONSTRUCTION PHOSPHORUS CONTROL REQUIREMENT IS LESS THAN 15 POUNDS PER YEAR. THIS PROPOSED DEVELOPMENT MEETS BOTH CRITERIA AND MAY USE OFF-SITE NUTRIENT CREDITS.

Project Name: **Gilbert Recycling**
Date: **10/1/2019**
Linear Development Project? ☒ No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **4.63**

Check:
BMP Design Specifications List: **2013 Draft Study & Specs**
Linear project? ☒ No
Land cover areas entered correctly? ☒ Yes
Total disturbed area entered? ☒ Yes

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed					4.19
Managed Forest (acres) - disturbed, graded	0.07	0.02			0.09
Managed Turf (acres) - disturbed, graded	0.29	0.06			0.35
Impervious Cover (acres)	0.40	0.08			0.48
Area Check	OK	OK	OK	OK	5.02

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed					3.13
Managed Forest (acres) - disturbed, graded	0.05	0.02			0.07
Managed Turf (acres) - disturbed, graded	0.06	0.02			0.08
Impervious Cover (acres)	1.37	0.05			1.42
Area Check	OK	OK	OK	OK	5.02

*Forest/Open Space areas must be preserved in accordance with the Virginia Runoff Reduction Manual

Runoff Coefficients (Rc)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.05	0.05	0.05	0.05
Managed Turf	0.05	0.05	0.05	0.05
Impervious Cover	0.85	0.85	0.85	0.85

Constants

Annual Rainfall (inches)	43
Target Total Sediment Load (tons)	1.00
Target Phosphorus (TP) Load (mg/L)	0.26
Target Nitrogen (TN) Load (mg/L)	1.86
Target Total Sediment Load (tons)	1.00
Phosphorus Conversion Factor	0.95

LAND COVER SUMMARY - PRE-DEVELOPMENT

Land Cover Summary (Pre)	Land	Adjusted
Forest/Open Space (acres)	4.19	3.85
Managed Forest (acres)	0.09	0.08
Managed Turf (acres)	0.35	0.35
Impervious Cover (acres)	0.48	0.48
Total Area (acres)	5.02	5.02

Treatment Volume and Nutrient Load

Pre-Development Treatment Volume (acre-ft)	Pre-Development TP Load (lb/yr)	Pre-Development TN Load (lb/yr)
0.2546	1.43	1.42
2.310	2.310	2.310
Total TP Load (lb/yr)	3.74	3.73
Total TN Load (lb/yr)	3.74	3.73

LAND COVER SUMMARY - POST-DEVELOPMENT

Land Cover Summary (Post)	Land	Adjusted
Forest/Open Space (acres)	3.13	2.85
Managed Forest (acres)	0.07	0.06
Managed Turf (acres)	0.08	0.08
Impervious Cover (acres)	1.42	1.42
Total Area (acres)	5.02	5.02

Treatment Volume and Nutrient Load

Post-Development Treatment Volume (acre-ft)	Post-Development TP Load (lb/yr)	Post-Development TN Load (lb/yr)
0.2576	1.43	1.42
2.310	2.310	2.310
Total TP Load (lb/yr)	3.74	3.73
Total TN Load (lb/yr)	3.74	3.73

TP Load Reduction Required (lb/yr) **2.38**

Linear Project TP Load Reduction Required (lb/yr) **N/A**

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr)	Post-Development TN Load (lb/yr)
3.74	3.73



7713 Little New Turnpike
Arlington, Virginia 22201
TEL: 703.643.0300 FAX: 703.643.0301
www.urban-llc.com



Client: **CHRISTOPHER LAND LLC**

10411 Wilsonville Circle # 103
Oakton, VA 22124
703-352-6900

Revision / Issue
No. / Description
1. / SUBMISSION

Date: 10/30/2019

Project Name

KENILWORTH II

CDP/FDP

Braddock District
Fairfax County, Virginia

Drawn By: **SS** Checked By: **DTM**

Project No.: **ZP-2429**

Date: **DEC. 26, 2019**

Drawing Title

**PRELIMINARY BMP
ANALYSIS AND
AND VRRM
COMPUTATIONS**

Scale: **NA**

Drawing Number

10
Sheet 10 of 12



- Revised: 8/4/2015



7713 Little River Turnpike
Arlington, Virginia 22204
TEL 703.633.8000 FAX 703.633.8001
www.urbanVA.com

Site



Client
CHRISTOPHER LAND LLC

10011 Midway Circle #100
Culpeper, VA 22624
703.332.5500

Revision / Issue
No. Description Date
1. SUBMITTAL 10/26/2019

Issue
Date Description

Project Name

KENILWORTH II

CDP/FDP

Braddock District
Fairfax County, Virginia

Drawn By
SS

Checked By
DTM

Project No. ZP-2429

Date DEC 28, 2019

Drawing Title

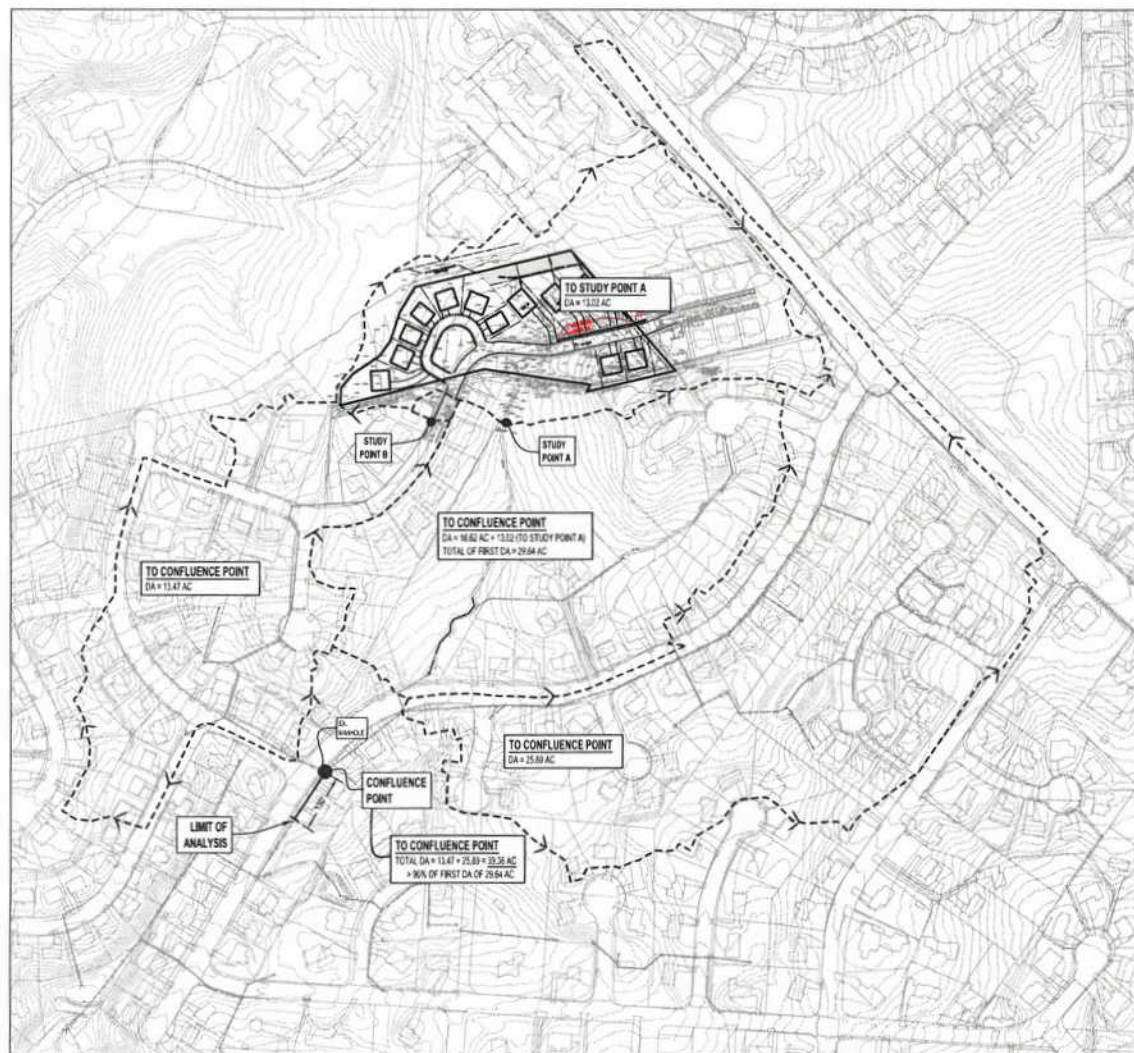
ADEQUATE OUTFALL
ANALYSIS

Scale: AS SHOWN

Drawing Number

12

Sheet 12 of 12



OUTFALL MAP
SCALE: 1" = 150'

LEGEND

--- DRAINAGE DIVIDE

PRELIMINARY OUTFALL NARRATIVE:

THERE IS ONE CONCENTRATED DISCHARGE POINT FROM THE DEVELOPED SITE WHICH EXITS THE SITE INTO AN EXISTING DRAINAGE AT THE SOUTHERN BOUNDARY OF THE SITE ULTIMATELY REACHING THE STUDY POINT FOR THE SITE, LABELED AS STUDY POINT 'A'. THIS DISCHARGE POINT CONSISTS OF STORM WATER RUNOFF THROUGHOUT THE SITE THAT IS CONVEYED THROUGH VARIOUS RUILETS AND PIPES AND IS TRAVELING IN ONE UNDERGROUND COLLECTION FACILITY, SAME VAULT 1 THAT WILL TREAT BOTH OFF-SITE AND ON-SITE RUNOFF. ONCE THE ON-SITE AND OFF-SITE RUNOFF IS DETAINED THROUGH SWIRL VAULT 1, THE RUNOFF DISCHARGES INTO AN EXISTING DRAINAGE THAT ULTIMATELY ENTERS A NATURAL STREAM. AFTER ENTERING THE STREAM, THE STORM WATER THEN ENTERS BACK INTO THE EXISTING STORM DRAINAGE SYSTEM. AFTER TRAVELING THROUGH VARIOUS STORM PIPES, THE SITE RUNOFF CONVERGES WITH MULTIPLE SEPARATE DRAINAGE AREAS. AT THIS POINT THE SITE RUNOFF HAS REACHED THE CONFLUENCE POINT, SHOWN ON THE ADJACENT MAP. ONCE AT THE CONFLUENCE POINT, THE STORM WATER CONTINUES VIA THE EXISTING STORM SYSTEM TO THE WEST OF THE SITE, ULTIMATELY OUTFALLING INTO THE GARRETT RUN COORAN.

STUDY POINT 'B' CONSISTS OF RUNOFF FROM THE DEVELOPED SITE THAT INCLUDES THE REMOVAL OF THE TURNAROUND. DUE TO THE REDUCTION OF IMPERVIOUSNESS, THE REDUCED PEAK FLOW CONTRIBUES SOUTH ON BENTLEY DRIVE THAT WILL BE COLLECTED VIA EXISTING STORM DRAINAGE PIPES. THE FIRST DEVELOPMENT PROPOSED TO REMOVE THE EXISTING TURNAROUND AND REPLACE IT WITH SIDEWALK. SINCE THE EXISTING CURB RUILETS WERE ALREADY DESIGNED TO ACCOMMODATE THIS EXISTING IMPERVIOUS AREA, WE BELIEVE THE STORM SYSTEM IS ADEQUATE TO HANDLE THE REMOVAL OF THE EXISTING ROAD.

CHANNEL PROTECTION:

THIS APPLICATION IS PROPOSING AN UNDERGROUND STORAGE FACILITY (DRAINAGE) AND UPTHEAM OF OUTFALL 'A' THAT IS DESIGNED TO DETAIN THE 1-YEAR, 2-YEAR, AND 10-YEAR STORM EVENTS PER SECTION 124-4-A.8.3.A (1) 5. DETENTION METHODS, THEREFORE PER SECTION 124-4-A.4. AS A RESULT OF A MAIN MADE DRAINAGE FACILITY IS PRESENT DOWNSTREAM OF THE STUDY POINT, THE EXTENT OF REVIEW DESCRIBED IN SECTION 124-4-A.8.4 CAN BE UTILIZED. THEREFORE, PER SECTION 124-4-A.8.4.C, THE LIMITS OF THE DOWNSTREAM REVIEW MAY EXTEND TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 10% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE.

FLOOD PROTECTION:

SECTION 124-4-A.4 OF THE COUNTY CODE STATES DETENTION OF STORMWATER MAY BE PROVIDED THAT RELEASES THE POST DEVELOPMENT PEAK FLOWS FOR THE 2-YEAR 24 HOUR STORM EVENT AND THE 10-YEAR 24 HOUR STORM EVENT AT RATES THAT ARE DETERMINED UTILIZING THE METHOD IN CHAPTER 124-4-A.8.3.A.5 (1) 5. DETENTION METHODS. IF THIS METHOD IS USED, THE DOWNSTREAM ANALYSIS SHALL BE LIMITED TO A MAIN MADE DRAINAGE FACILITY, AND CHECKING FOR FLOODING OF EXISTING DWELLINGS OR BUILDINGS CONSTRUCTED UNDER AN APPROVED BUILDING PERMIT FROM THE 100-YR STORM EVENT. THE EXTENT OF THIS REVIEW IS DESCRIBED IN SECTION 124-4-A.4.C. THEREFORE, PER SECTION 124-4-A.4.C, THE DOWNSTREAM LIMIT OF ANALYSIS MAY EXTEND TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 10% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE.

AS SHOWN ON THIS SHEET, A CONFLUENCE POINT THAT IS AT LEAST 10% OF THE FIRST DRAINAGE AREA WAS DETERMINED. THEREFORE, THE LIMIT OF ANALYSIS IS 150-FT DOWNSTREAM OF THE CONFLUENCE POINT.

Off to Jo Ellen
1/17/2020

REZONING AFFIDAVIT

NON-EXEMPT

DATE: 11/12/2019
(enter date affidavit is notarized)

I, E. John Regan, Jr., do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) ☐ applicant
☒ applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): _____
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Christopher Land, LLC Agents: E. John Regan, Jr. Joseph John Regan Jacqueline Marie Regan	10461 White Granite Drive, Suite 103 Oakton, Virginia 22124	Applicant Agent/Contract Purchaser
Urban Engineering & Associates, Inc. T/A Urban Ltd. J. Edgar Sears, Jr., Agent Brian A. Sears, Agent David T. McElhaney, Agent Alvis Hagelis, Agent Ryan Connor, Agent Fred Dodds, Agent Calvin Li, Agent	7712 Little River Turnpike Annandale, Virginia 22003	Engineers/Agents for Applicant Agent

(check if applicable) ☒ There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: 11/12/2019
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Tetra Corporation Clark L. Massie, Agent Kenneth Robert Dondero, Agent Kenneth Lee Massie, Agent	2653 Black Fir Court, Reston, VA 20191	Real Estate Agent for Applicant Agent
Raine M. Gilbert Randolph M. Gilbert Douglas G. Gilbert, Jr.	6512 Haversack Road C/O Douglas Gilbert Centreville, VA 20121 2331	Title Owners of Tax Map 0691 01 0031B 9817 Braddock Road, Fairfax, VA 22032
Curtis C. Gilbert Beverly W. Gilbert	9733 Braddock Road, Fairfax, VA 22032	Title Owners Tax Map 00691 01 0031A 9733 Braddock Road, Fairfax, VA 22032

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: 11/12/2019
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Christopher Land, LLC
10461 White Granite Drive, Suite 103
Oakton, Virginia 22124

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

E. John Regan, Jr., member
Joseph John Regan, member Jacqueline Marie Regan, member
Christopher Management Inc., Manager

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: 11/12/2019
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Urban Engineering & Associates, Inc. T/A Urban Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

J. Edgar Sears, Jr.
Brian A. Sears

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

J. Edgar Sears, Jr.	President/Secretary
Brian A. Sears	Vice President/Secretary

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Christopher Management, Inc.
10461 White Granite Drive Suite 103
Oakton, Virginia 22124

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

E. John Regan, Jr.
W. Craig Havenner

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

W. Craig Havenner	President/Secretary
E. John Regan, Jr.	Executive Vice President/Treasurer

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: 11/12/2019
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Tetra Corporation
2653 Black Fir Court
Reston, Virginia 20191

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Clark L. Massie

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Clark L. Massie, President/Secretary

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: 11/12/2019
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: 11/12/2019
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: 11/12/2019
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

A Contribution in excess of \$100.00 was made to Friends of Supervisor John C. Cook by W. Craig Havenner
A Contribution in excess of \$100.00 was made to Pat Herrity by W. Craig Havenner
A Contribution in excess of \$100.00 was made to Jeff McKay by E. John Regan, Jr.
A Contribution in excess of \$100.00 was made to Jeff McKay by Christopher Management, Inc.
A Contribution in excess of \$100.00 was made to Pat Herrity by Christopher Management, Inc.

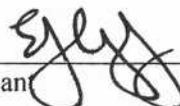
(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☒ There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant  ☒ Applicant's Authorized Agent

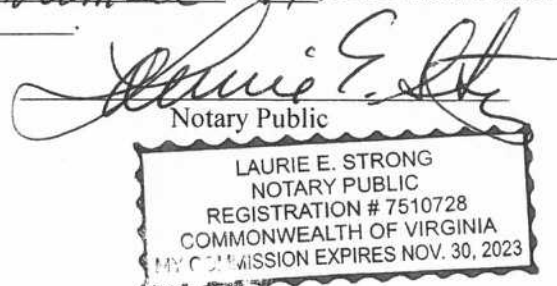
E. John Regan, Jr., Executive Vice President

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 12th day of November, 2019, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 11/30/2023

Reg # 7510728



Rezoning Attachment to Par. 3

DATE: 11/12/2019
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

A Contribution in excess of \$100.00 was made to Pat Herrity by Clark Massie
A Contribution in excess of \$100.00 was made to Penny Gross by Tetra Corporation

(check if applicable)

☐ There are more disclosures to be listed for Par. 3, and Par. 3 is continued further on a "Rezoning Attachment to Par. 3" form.